



Staff Report
Mount Airy Planning Commission
April 25, 2022

Rezoning Request
2023 Master Plan Update

LOCATION: 1801 South Main Street, Mount Airy, Maryland, 21771

OWNER: Thomas and Kurt Vosloh
1801 South Main Street
Mount Airy, Maryland 21771

APPLICANT: Thomas and Kurt Vosloh
1801 South Main Street
Mount Airy, Maryland 21771

REQUEST: The applicant is requesting a zoning change from RE – Residential Existing zone to CC – Community Commercial zone

PROJECT INFORMATION:

ADDRESS/LOCATION: 1801 South Main Street, Mount Airy, Maryland 21771

COMP. PLAN: Residential Existing “zoning”

WATER/SEWER: W-1/S-1 Existing/Final planning existing service no change

ACREAGE: 3.67 acres

HISTORY / BACKGROUND:

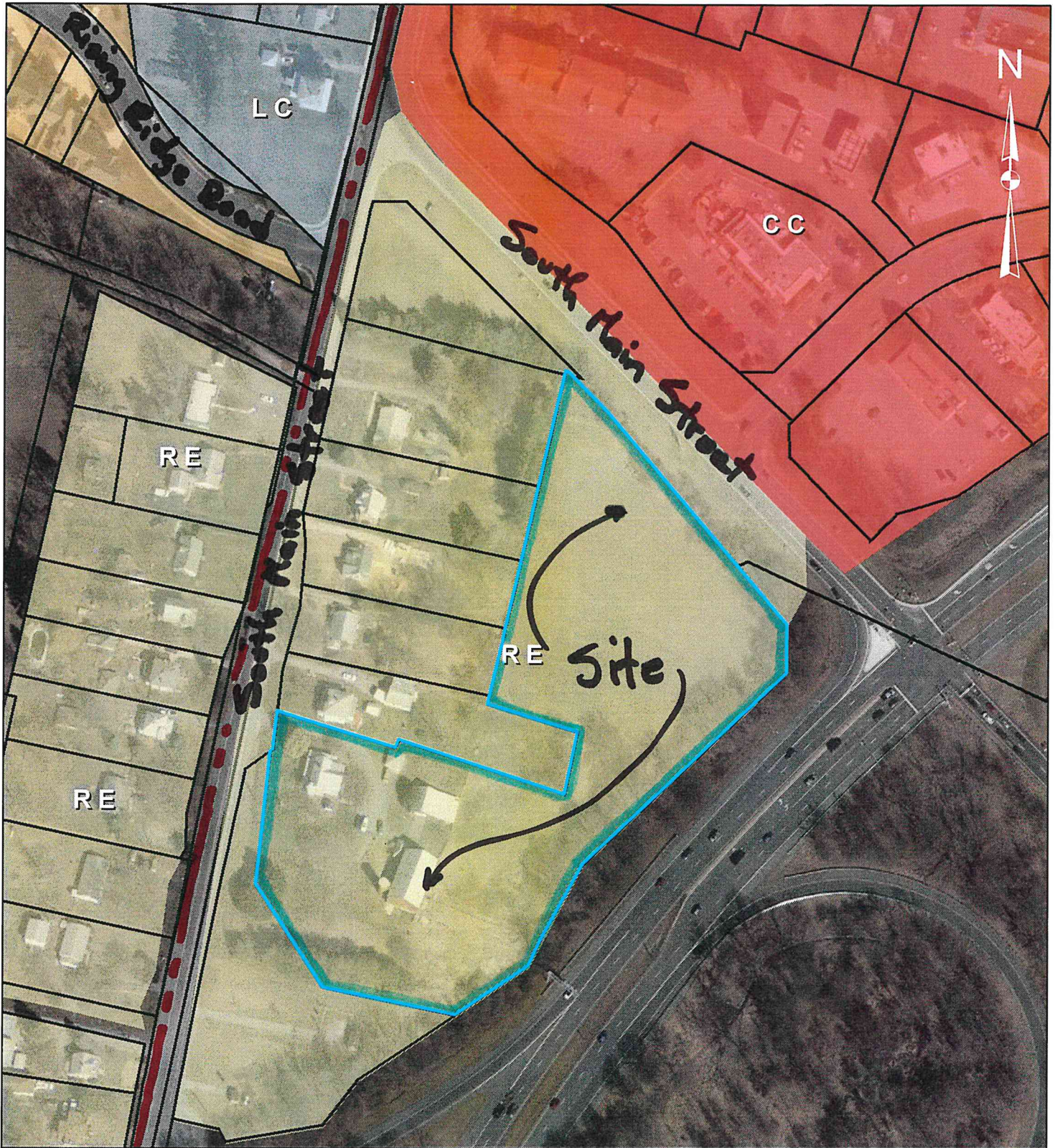
1801 South Main Street has been an existing residential structure from 1900 to the present. The house is located on the east side of the old State Road 27, now known as South Main Street “extended,” which was the main road through the Town of Mount Airy for decades.

Back in early 1970, Md. Rt. 27 was constructed, which serves as a bypass around the downtown of Mount Airy. (Old) South Main Street is now a dead-end street where this property is located.

The owners are requesting Planning Commission to approve their request from the current zoning of RE – Residential Existing to CC – Community Commercial Zone.

Staff recommendation:







That the Planning Commission grant a favorable recommendation to the Town Council to rezone 1801 South Main Street to CC – Community Commercial as part of the 2023 Master Plan.



1801 S. Main Street

0 62.5 125 250 Feet

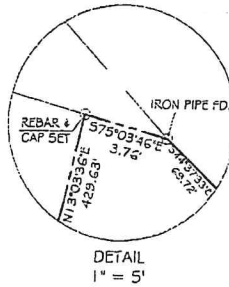
Legend

	Zoning_MtAiry_Carroll	Zoning	Zoning_MtAiry_Frederick	RE
	Carroll/Fredrick County lines	 CC ~ Community Commercial	Zoning	 LC
		 RE ~ Residential Existing	 R3	
		 Tax Parcels		

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
G1	1270.24'	13.35'	13.35'	02°49'58"
				77°09'06" W 16.66'

NOTES:

- 1) Maryland Route #27 is a state right of way and is state maintained.
- 2) South Main Street is a public right of way and is publicly maintained.
- 3) The US survey foot is the unit of measurement for this survey. All distances are ground distances.
- 4) No title report furnished; plat is not a comprehensive record of appurtenances or encumbrances of record or in use.
- 5) Building improvements not located by this survey.



SOUTH MAIN STREET
ISRC PLAT NOS. 4365 & 10950

MARYLAND ROUTE 27
ISRC PLAT NOS. 40269, 40270 & 45780

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21512, EXPIRATION DATE 08/04/19, IN ACCORDANCE WITH COMAR 09.13.06.12



PLAT OF SURVEY
LANDS CONVEYED TO
THOMAS VOSLOH, KURT VOSLOH & AUSTIN VOSLOH
LIBER 9104 AT FOLIO 154
1601 SOUTH MAIN STREET
TOWN OF MOUNT AIRY
ELECTION DISTRICT NO. 13
CARROLL COUNTY, MARYLAND
SCALE: 1" = 100' MAY, 2019



VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
110 South Main Street, Suite 200, Carroll County, MD 21831

Dear Mr. Breeding,

As you know we requested rezoning for 1801 South Main St in the past and the request had been denied. I understand the new Master Plan for Mt Airy is being reviewed, and we would like to request our property be considered for commercial type zoning.

Please let me know what is required to make this happen.

Thanking you in advance for your time.

Kurt Vosloh-----240 285 8372 cell contact

Austin Vosloh

Tom Vosloh

LARRY HUSHOUR
Mayor

JASON M. POIRIER
Council President



Council Members
PAMELA M. REED
Secretary

KARL L. MUNDER
LYNNE P. GALLETTI
STEPHEN L. DOMOTOR

April 11, 2022

Re: Rezoning request for 1701, 1703, 1709, & 1801 South Main Street

Dear Homeowner:

On Monday, April 25th at 7:00 p.m. you are invited to attend a public meeting for the above-referenced properties to be held at Town Hall at the Planning Commission's regularly scheduled meeting. This will be your opportunity to provide public comment to the Planning Commission about these rezoning requests.

If you cannot attend but would like to make a comment or have questions, please contact John Breeding, Director of Planning and Zoning at jbreeding@mountairymd.gov or 301-829-1424.

Sincerely,

Roxanne Hemphill
Chairperson Planning Commission

Name	Street	City	State	Zip
Thomas Vosloh and Kurt Vosloh ETAL	14187 Day Avenue	Mount Airy	MD	21771
Lisa Lessin	1703 South Main Street	Mount Airy	MD	21771
Jerry and Emily Bartgis	1701 South Main Street	Mount Airy	MD	21771
Mary Fleming L/E ETAL	1709 South Main Street	Mount Airy	MD	21771
Craig and Karen Brown	1705 South Main Street	Mount Airy	MD	21771
Francesco and Miia Illiano	6102 Challedon Circle	Mount Airy	MD	21771
Pamela Reed	1702 South Main Street	Mount Airy	MD	21771
Catherine Lowman ETAL	1704 South Main Street	Mount Airy	MD	21771
Deborah Morton	1706 South Main Street	Mount Airy	MD	21771
Joseph and Debbie Konczal	1708 South Main Street	Mount Airy	MD	21771
Talina Davis and James Archer	1710 South Main Street	Mount Airy	MD	21771
Stuart Healey and Sarah Adams	7508A Stoney Run Drive	Hanover	MD	21076
Anne Mohler and David Sallale	1802 South Main Street	Mount Airy	MD	21771
Oscar Torres and Ivin Perez	1804 South Main Street	Mount Airy	MD	21771
Maureen Lyddane	1806 South Main Street	Mount Airy	MD	21771
Michael Haigwood and Barbara Haigwood	1808 South Main Street	Mount Airy	MD	21771
Mabel Guy L/E ETAL	1902 South Main Street	Mount Airy	MD	21771
Kevin and Emily Benicase	1904 South Main Street	Mount Airy	MD	21771
Todd and Barbara Keith	1906 South Main Street	Mount Airy	MD	21771